

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING

7:30 P.M.

AUGUST 13, 2026

VERONA COMMUNITY CENTER BALLROOM
880 BLOOMFIELD AVENUE, VERONA, NJ 07044
This Meeting is In-Person Only

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. STATEMENT re: OPEN PUBLIC MEETINGS ACT

D. ROLL CALL

E. APPROVAL OF MINUTES:

Minutes from Regular Meeting of July 9, 2026

F. RESOLUTIONS

1. **Memorialization of Resolution 2026-16.** Application # 2026-10 – 257 Pompton Avenue, Block 104, Lot 1 C2 Zone District. Granting approval to Use a Mixed-Use residential building on the C-2 as a Multi-Family dwelling containing three units.
2. **Memorialization of Resolution 2026-17.** Application # 2026-15- 17 Douglas Place, Block 201, Lot 46 R-50 (High Density Single-Family) Zone District. Granting approval to install a new HVAC unit.
3. **Memorialization of Resolution 2026-18.** Application # 2026-12- 555 Bloomfield Avenue, Block 1806, Lot 19 TC Zone. Bella Princess, LLC. Appeal and Interpretations Request. Upholding the Zoning Officer's decision dated May 6, 2026 rescinding Zoning permit 2022-275, approving use as an event space.
4. **Memorialization of Resolution 2026-19.** Application # 2026-16- 111 Hillside Avenue, Block 2006, Lot 14 R-50 (High Density Single-Family) Zone District. Granting approval to construct a new second floor addition over existing first floor kitchen.

G. NEW BUSINESS

1. **Application 2026-14, 1 Glen Road, Block 2006, Lot 14, R-70 (Low Density) Zone.** Applicant is seeking approval to install a 6- foot fence. Property is on a corner lot.
 - Per § 150-7.3 I – fencing from the front façade of the building to a minimum of 10 feet from the front lot line shall be limited to **three feet in height – Variance is needed for fence in the front yard greater than three feet;**
 - 6 foot high fence along 18 feet on the SW property line towards Glen Road;
 - 6 foot high fence running 12 feet along the frontage on Glen Road with a front yard setback of 10 feet to 23 feet;
 - 64 foot high fence running 18 feet to the existing dwelling;
 - All Proposed fences must be 6 inches from property line;
2. **Application 2026-19- 3 Claridge Road, Block 103, Lot 3, A-3 Zone. Flor Da Vida Women's Wellness.** Applicant is seeking approval to open a Women's wellness space; supporting women with a focus on pre-natal, post-natal and menstrual health.

*** AGENDA SUBJECT TO CHANGE ***

- On February 17, 2015, the Council approved on second reading: **SECTION 1.** That the Zoning Ordinance and Zoning Map of the Township of Verona be amended to designate Tax Map Block 1 (**NEW 103**) – Lot 2.01 and 2.02 (**NEW 3**) to the A-3 Zoning District together with the appropriate Zoning Standards associated with the **A-3 Zoning District**.
- Per § 150-17.10 the proposed use of a wellness space is not a permitted principal use or conditional use – **A Variance is Required.**

3. Application 2026-17- 39 Otsego Road, Block 803, Lot 4, R-50 (High Density Single-Family) Zone

District. Applicant is seeking approval to construct a new second floor addition over existing garage.

- As per § 150-13.3 B. A residential building which complies with the use requirements of this Ordinance, and which violates a setback regulation may be expanded, **provided that such expansion complies with all current bulk regulations and does not enlarge the extent of the existing setback violation, whether by height or by extension.**
- As per § 150-17.5 E (2) Minimum side yard setback (one): eight feet; existing on the NW side is 7.2 feet existing and proposed; expansion of a pre-existing non-conforming setback; **A Variance is needed**
- As per § 150-17.5 E (3) Minimum side yard setbacks (both): 18 feet; existing and proposed is 13.3 feet - expansion of a pre-existing non-conforming setback; **A Variance is needed.**

H. EXECUTIVE SESSION (if necessary)

I. ADJOURNMENT